



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-021635-26-SA

In the matter of: 2102, 77 DAVISVILLE AVE
TORONTO ON M4S1G4

Between: OEF 77 Davisville L.P.

Landlord

And

Madalina Boureanu

Tenant

OEF 77 Davisville L.P. (the 'Landlord') applied for an order to terminate the tenancy and evict Madalina Boureanu (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on December 1, 2025 with respect to application LTB-L-089192-25.

The Landlord's application was resolved by order LTB-L-021635-26, issued on March 16, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-021635-26.

This motion was heard by videoconference on April 28, 2026.

The Landlord's representative, Geoff Paine, and the Tenant attended the hearing.

At the hearing, the parties consented to the Tenant's motion to set aside order LTB-L-021635-26, issued on March 16, 2026, and that order LTB-L-089192-25 issued on December 1, 2025 be amended.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-021635-26, issued on March 16, 2026, is granted.
2. Order LTB-L-021635-26, issued on March 16, 2026, is set aside and cannot be enforced.
3. The previous order issued on December 1, 2025 with respect to LTB-L-089192-25 is amended as follows:
 1. The Landlord's application for an order terminating the tenancy and evicting the Tenants based on arrear of rent is discontinued to March 31, 2026.

May 6, 2026
Date Issued

Karen Gonçalves
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.